

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
FOR: Monday, June 24, 2013**

Regular Meeting

Board Member Harold “Butch” Little called the Board of Zoning Appeals regular meeting to order at 7:00 p.m. at the Grove City Municipal Building, 4035 Broadway. Present were: Board members Harold “Butch” Little, John Brant and Kelly Reisling; Chief Building and Zoning Official Michael Boso; Planning and Zoning Coordinator Christy Zempter; and Phil Hartmann of Frost Brown Todd, representing the City. Also present were: Bruce Sommerfelt of Signcom and Celeste Kotick of Prologis, both representing 3330-3360 Justus Road.

Motion was made by Mr. Brant to approve the minutes of the May 28, 2013, regular meeting.

Seconded by Ms. Reisling. VOTE: Brant, YES; Little, YES; Reisling, YES. APPROVED.

All who wished to address the board were sworn in at this time.

- 1.) **Hear the appeal of Melody Ward, representing Prologis, 3330-3360 Justus Road,** for a variance to Section 1145.16(e)(1) of Grove City’s Codified Ordinances to install a ground-mounted sign that would exceed the 8-foot height limit by 20 feet and the 100-square-foot area limit by 33 square feet.

Bruce Sommerfelt of Signcom addressed the board on behalf of the applicant. He acknowledged the board’s recent approval of a variance for increased area of wall signage on another building in the Prologis complex to improve visibility along I-270, but said that better identification of the exit for the industrial park was needed. He indicated that the proposed ground-mounted sign was part of the company’s international branding strategy, as was the wall signage that required the earlier variance. He noted that the Prologis site represented a larger scale of property than most of those addressed in the city code.

Mr. Sommerfelt distributed photos of the existing 8-foot-tall monument sign at the site, showing how it was obscured by landscaping. He stated that the new sign would not exceed the height of all the trees but would be much more visible. He added that only the letters of the sign would be illuminated.

Mr. Brant asked if the conifers shown in the photos were located in the interstate right-of-way. Mr. Sommerfelt said that some were located in the right-of-way and some on the Justus Road property. Mr. Brant noted that the trees probably were planted by a state agency, possibly for soil retention purposes, and that the applicant probably would not be requesting the variance if the trees weren’t there.

Mr. Brant asked if the proposed height was necessary to obtain the visibility the applicant wants. Mr. Sommerfelt noted that many of the trees are 18 or 19 feet tall, so the requested height would be necessary to exceed the treetops.

Mr. Brant asked if the primary purpose of the sign was advertising or identification for deliveries and other site visitors. Mr. Sommerfelt said it would serve both purposes.

Mr. Little asked if the signage approved with the earlier variance would be removed if this variance were granted. Mr. Sommerfelt said that it could be because it’s not having the intended effect. He added that it would be kept on the building if the board allowed it. Mr. Little noted that the wall signage was elevated

and much more visible than the existing ground-mounted sign. Mr. Sommerfelt said that the increased setback of the wall sign was a hindrance to visibility.

Mr. Brant asked if the area limit also would be exceeded. Mr. Sommerfelt said the new sign would exceed the limit by 33 square feet.

Mr. Little noted that the vegetation in the right-of-way would continue to grow and eventually would obscure the proposed sign if it were placed in the same location as the existing sign. Because continuing to grant more variances to accommodate that growth isn't a feasible option, he suggested looking at other possibilities to address the visibility issue. He asked if the applicant could consider other locations on the site that would provide more visibility while limiting the height. Mr. Sommerfelt said that there were other spots on the site that could work with a reduced setback rather than such a large height variance.

Mr. Little asked if a delay in the board's decision to allow the applicant to research other locations would affect Prologis' business plan. Mr. Sommerfelt said the delay would be worth it if they can find a solution that would be agreeable to the board.

Ms. Reisling noted that the existing ground-mounted sign is attractive and asked if it could be moved to the west. She asked if there were trees in the right-of-way at that end of the building. Mr. Sommerfelt said the landscaping was much sparser there.

Motion was made by Mr. Little to table the appeal of Melody Ward, representing Prologis, 3330-3360 Justus Road, for a variance to Section 1145.16(e)(1) of Grove City's Codified Ordinances to install a ground-mounted sign that would exceed the 8-foot height limit by 20 feet and the 100-square-foot area limit by 33 square feet.

Seconded by Mr. Brant. VOTE: Little, YES; Reisling, YES; Brant, YES. TABLED.

Mr. Little noted that only two members would be at the board's July meeting and that the item could be moved back further if the applicant wanted a hearing with the full board. Mr. Sommerfelt said he would prefer the July meeting.

Mr. Little asked if there was any new business to discuss, and none was indicated.

Adjournment.

Motion was made by Mr. Little and seconded by Ms. Reisling to adjourn the meeting at 7:23 p.m. VOTE: Reisling, YES; Brant, YES; Little, YES. **APPROVED.**

Harold "Butch" Little, Board Member

Christy Zempter, Secretary